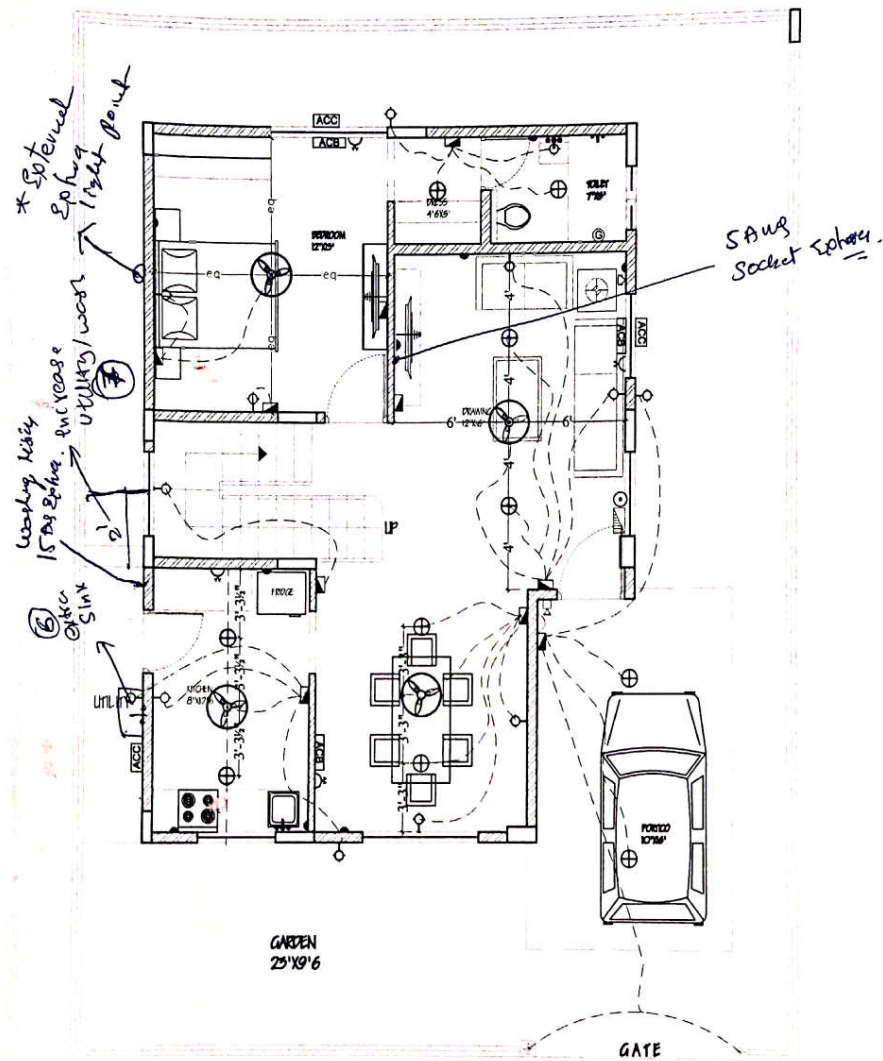


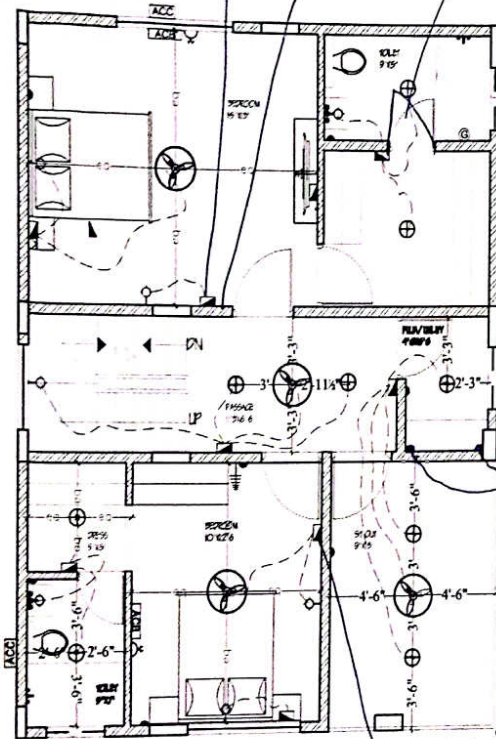


GROUND FLOOR

Description	Direction	Owners & Developers :	Date :	Promoted by
GROUND FLOOR PLAN	N	Modi Properties & Investment Pvt Ltd.	23.10.17	Modi Properties &
ELECTRICAL PLAN OF TYPE - A1		Project Name & Phase :	Prepared By : Ar. Rahul	Investments Pvt. Ltd.
		Villa Orchids	Approved By : Soham Modi	Phone: +91-40-66335551
			Scale : N.T.S	

Ar. 1-1
26/11/2017

U



LEGEND:-

S.NO	ITEM	SYMBOL
1.	Distribution Board & Change over	
2.	Switch board	
3.	Wall point/Bracket light	
4.	5 amps plug point	
5.	Ceiling fan	
6.	Geyser point - 15A	
7.	Exhaust fan	
8.	15 amps plug point	
9.	Television point	
10.	Telephone point	
11.	Calling Bell	
12.	Bell Push	
13.	Ceiling light	
14.	Video Phone	
15.	AC Compressor	
16.	AC Blower	
17.	Switch board with 5A socket	

Note :- Switch boards next to bed side must be centered @ 3" center of bed.

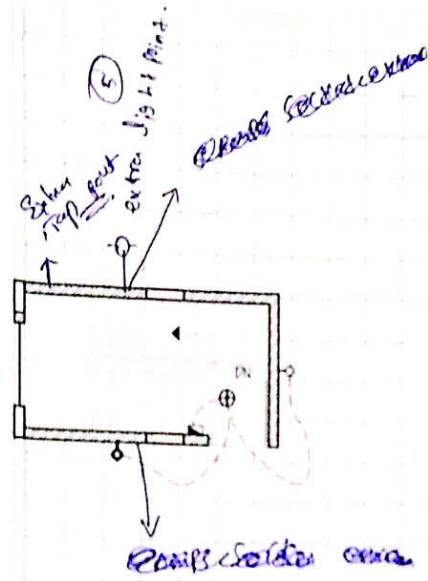
FIRST FLOOR

Extra switches 5 Amp
Two switches.

Given Electrical Extra point
04/03/2017

Description	Direction	Owners & Developers :	Date :	Prepared by :	Promoted by :
ELECTRICAL PLAN OF TYPE - A1		Modi Properties & Investment Pvt Ltd.	23.10.17	Ar. Rahul	Modi Properties & Investment Pvt. Ltd.
		Project Name & Phase :	Approved By :	Sobham Modi	Phone: +91-40-66335551
		Villa Orchids	Scale :	N.T.S	

26/12/2017



LEGEND:-

S.NO	ITEM	SYMBOL
1	Distribution Board & Change over	
2	Switch board	
3	Wall point/Bracket light	
4	5 ampere plug point	
5	Ceiling fan	
6	Geyser point - 15A	
7	Exhaust fan	
8	15 ampere plug point	
9	Television point	
10	Telephone point	
11	Ceiling Bell	
12	Bell Push	
13	Ceiling light	
14	Video Phone	
15	AC Compressor	
16	AC Blower	
17	Switch board with 6A socket	

Note - Switch boards need to bed side must be centered @ 2" center of bed

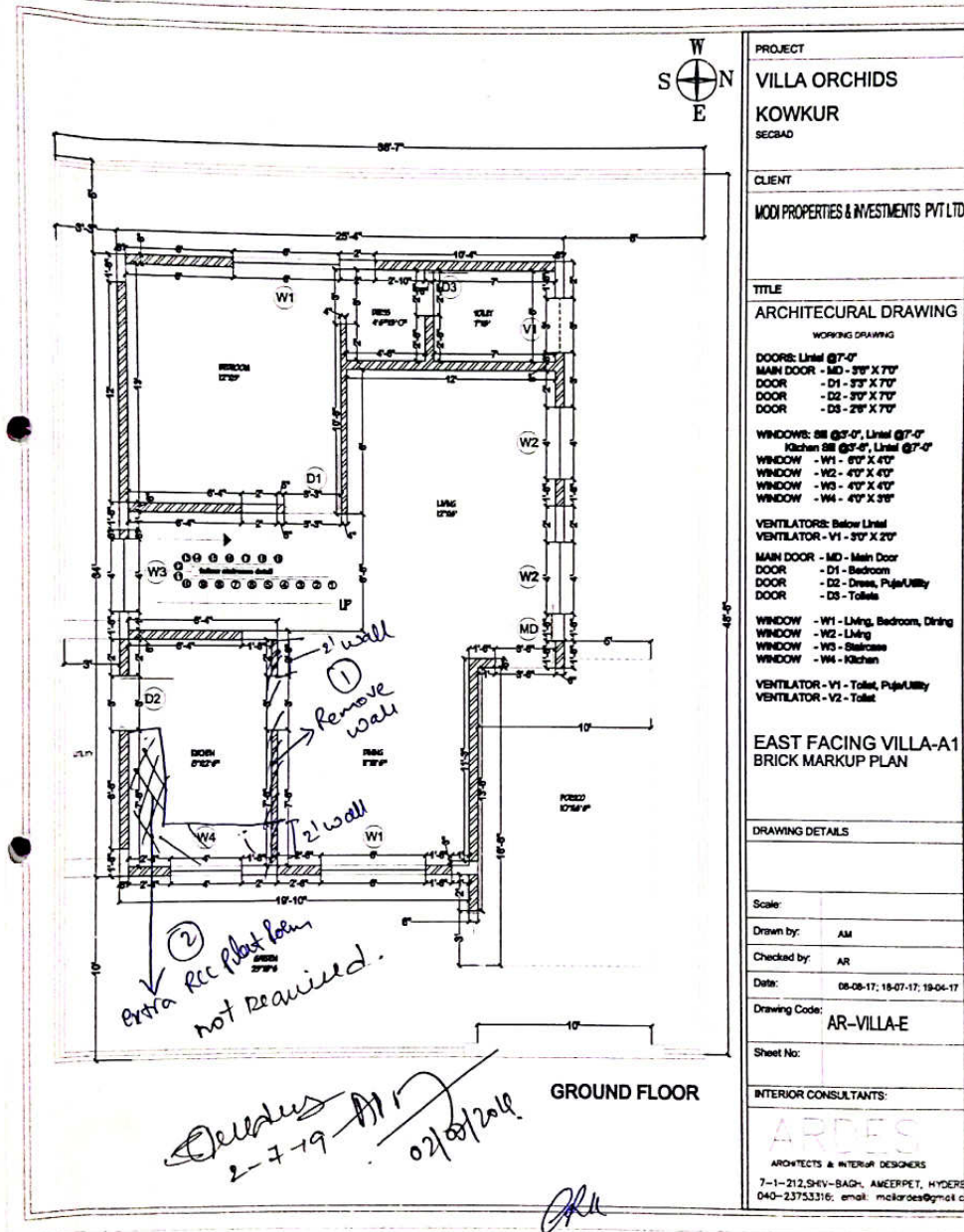
TERRACE FLOOR

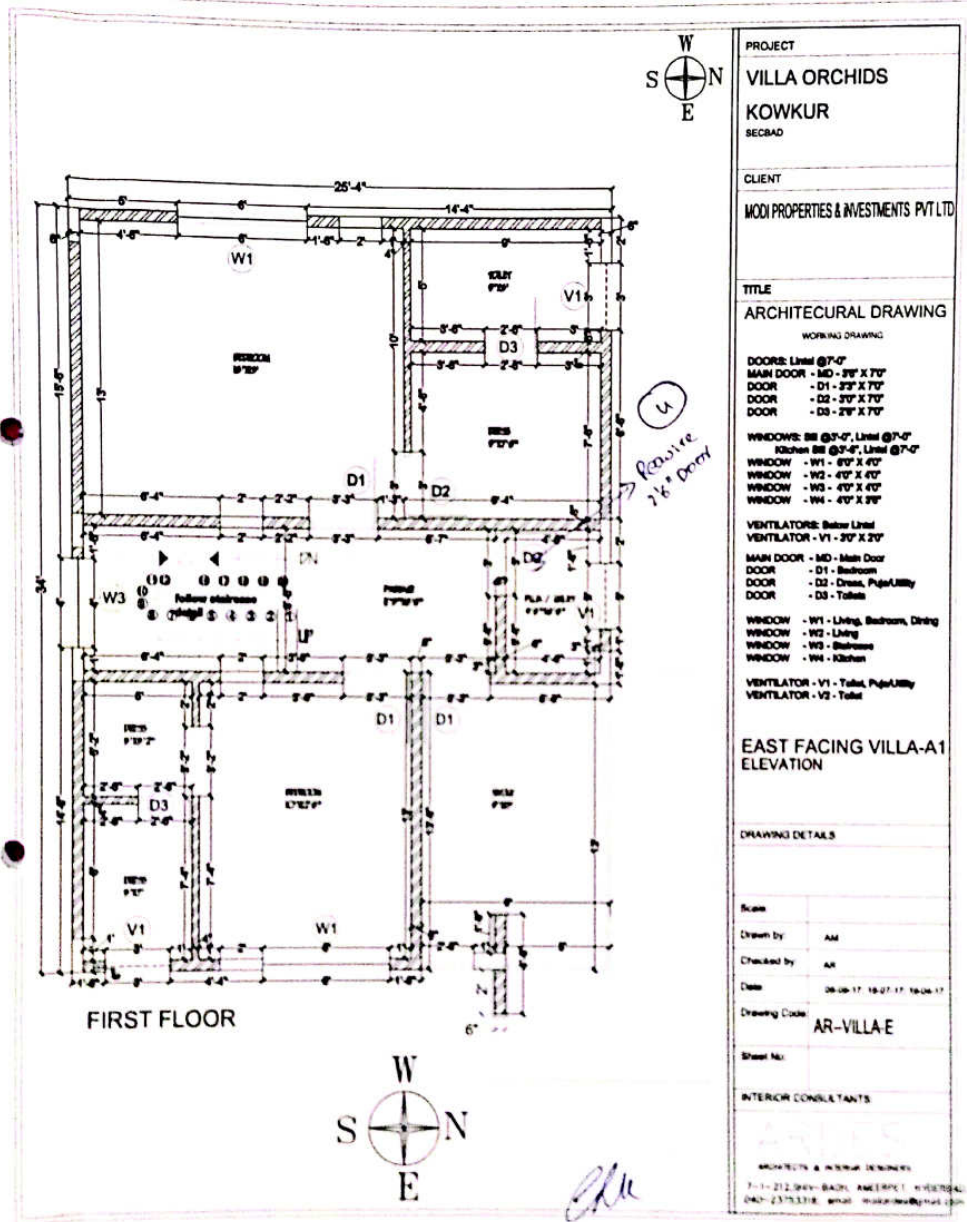
Light point 2 Exhaust fan point
A1.7
04/02/2019

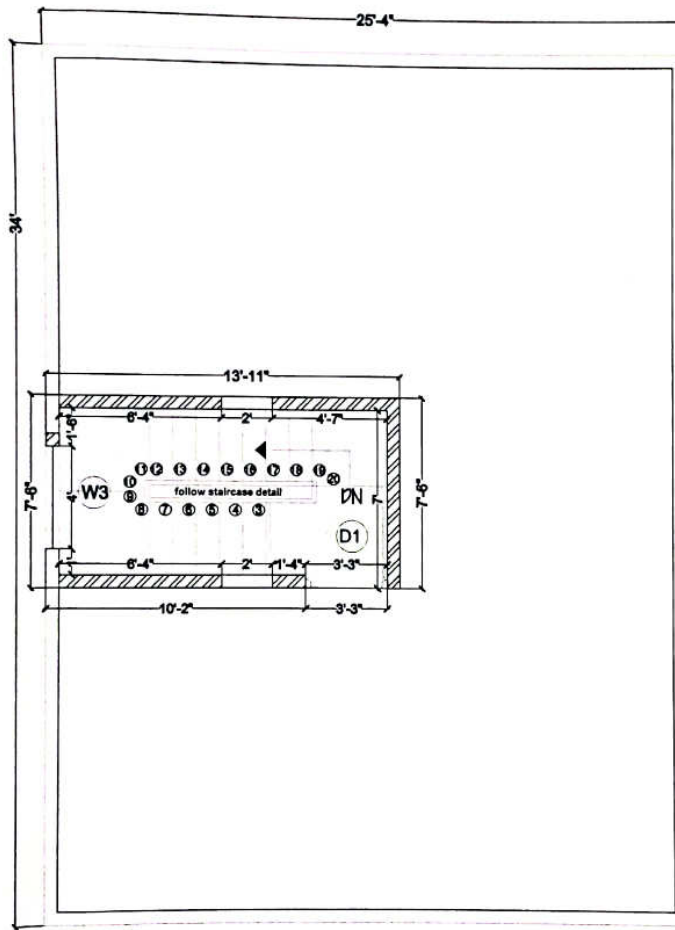
Description	Direction	Owner & Developer	Date	Prepared by	Presented by
ELECTRICAL PLAN OF TYPE - A1		Mohd Properties & Investment Pvt Ltd.	23.10.17	Ar Fahid	Mohd Properties & Investment Pvt. Ltd.
		Project Name & Phase :	Approved By : Subhan Mohd	Scale :	Phone : +91-40-46335551
		Villa Orchids	N.T.S		

A1.7
20/12/2017

V.no 186







TERRACE FLOOR

PROJECT	
VILLA ORCHIDS	
KOWKUR	
SECBAD	
CLIENT	
MODI PROPERTIES & INVESTMENTS PVT LTD	
TITLE	
ARCHITECTURAL DRAWING	
WORKING DRAWING	
DOORS: Lintel @ 7'-0"	
MAIN DOOR - MD - 3'-0" X 7'-0"	
DOOR - D1 - 3'-0" X 7'-0"	
DOOR - D2 - 3'-0" X 7'-0"	
DOOR - D3 - 2'-0" X 7'-0"	
WINDOWS: 88 @ 3'-0", Lintel @ 7'-0"	
Kitchen 88 @ 3'-0", Lintel @ 7'-0"	
WINDOW - W1 - 6'-0" X 4'-0"	
WINDOW - W2 - 4'-0" X 4'-0"	
WINDOW - W3 - 4'-0" X 4'-0"	
WINDOW - W4 - 4'-0" X 3'-0"	
VENTILATORS: Below Lintel	
VENTILATOR - V1 - 3'-0" X 2'-0"	
MAIN DOOR - MD - Main Door	
DOOR - D1 - Bedroom	
DOOR - D2 - Dress, Pige/Utility	
DOOR - D3 - Toilet	
WINDOW - W1 - Living, Bedroom, Dining	
WINDOW - W2 - Living	
WINDOW - W3 - Staircase	
WINDOW - W4 - Kitchen	
VENTILATOR - V1 - Toilet, Pige/Utility	
VENTILATOR - V2 - Toilet	
EAST FACING VILLA-A1	
ELEVATION	
DRAWING DETAILS	
Scale:	
Drawn by:	AM
Checked by:	AR
Date:	08-08-17; 18-07-17; 19-04-17
Drawing Code:	AR-VILLA-E
Sheet No:	
INTERIOR CONSULTANTS:	
ARDES	
ARCHITECTS & INTERIOR DESIGNERS	
7-1-212, SHIV-BAGH, AMEERPET, HYDERABAD.	
040-23753316; email: mallardes@gmail.com	

26/11/2017

ARDES

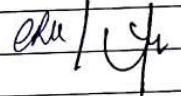
VILLA ORCHIDS

Sy. Nos. 1 to 7, Kowkur, Bollaram, Secunderabad- 500 010
Owned & Developed by: M/s Sri Venkataramana Constructions
Head office: 5-4-187/3&4 M G Road Secunderabad.

Details of Additions & Alterations

Villa No	186	Type	Deluxe / Semi-Deluxe
Buyer Name	AP mukeshwara Rao		
Phone No.	9666636070	Email	mukesh.ap@gmail.com

I hereby confirm that I have given the details of the minor additions and alterations that are required in the above referred villa in the pages attached herein. Please complete the changes suggested by me. I agree to pay the charges, if any, for the additions and alterations that I have asked you to make, as per the rates suggested by you. I shall deliver all the materials that are required to be provided by me at the site on or before _____. In case I fail to deliver these items to the site by the specified date, you may complete the works in the villa as per the standard items provided by you.

Buyers sign		Engg. Sign	
Date:	26/12/2014	Date	

Note:

1. Colour shades of paints may vary from batch to batch & company to company. The Builder will not take responsibility of quality of work for dark shades especially green & blue.
2. Shade / colour of natural material like marble and granite can't be guaranteed and may vary from lot to lot. Cracks like appearance in marble / granite is a natural feature and Builder shall not be responsible for repairs or replacement.
3. Availability of bathroom or flooring tiles of the same type /colour/make can not be guaranteed and closest possible type/colour/make may be used in its place.
4. No further change shall be permitted from this day.
5. Please sign on all pages.


Buyers sign: 26/12/2014


Engg. Sign:

26/12/14
Date:

Choice of colours:

Changes in flooring:

Hall, kitchen and bedrooms tiles are replaced,
we want to choose other tiles. Balcony same
vertile tiles are used.

31/08/2019

Buyers sign:

26/12/14

Engg. Sign:

26/12/14

Date:

26/12/14

Changes in electrical points: (mark on plan)

Choice of Bathroom tiles, CP fittings & Sanitary ware:

GF Guest bedroom - Luna Series.

1F master bedroom - Malaysian Brown

FF children bedroom - ultra sprinkle tiles.

Tiles to be laid upto ceiling in all 3
bathrooms.

24/08/2018

Buyers sign:

Engg. Sign:

Date:

Changes in kitchen platform: (mark on plan)

- ② Kitchen Platform Increase South side 7'6" as per plan
(cancelled)

~~Shrestha~~
2-7-19

~~26/07/2019~~

Details of solar water heater: Brickwork

- ① Open Kitchen & Dining wall Remove 2 side's 2' brickwork
as per plan working drawing
③ master Toilet Door opening should be change as per plan
④ Pujja Room Door should be 2'6" as per plan
⑤ extra light point and socket same as per drawing
⑥ wash Area utility Area should be increase 2' as per plan

Other Changes:

- ① window's to be provided by customer.
(UPVC track).

~~Shrestha~~

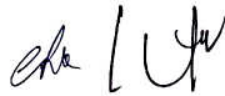
2-7-19

~~26/07/2019~~

Buyers sign:


26/07/19

Engg. Sign:



Date:

26/07/19

Sub: - Guideline rates for addition and alternations

In order to clear the ambiguity for calculating additional charges or refunds towards additions and alternations these guideline rates are given.

Sl. No	Item	Rate	Units
1.	Painting - choice of 2 colours for walls, 1 colour for door and doorframes shall be given free of cost. For additional works or use of other paints the customer can pay the painter directly for the additional cost.	NA	NA
2	Painting - refunds can be given as per guideline rates issued in circular no 520(f) and 520 (g)	NA	NA
3	Bathroom tiles - Refunds /Extra charge For semi-deluxe flats /villas - with / without labour For deluxe flats /villas with /without labour	Rs. 25 /35 Rs. 35 /45	Per Sft calculated as per areas given in circular 568(a)
4	Kitchen, Utility, Dado - Refunds /Extra Charge Kitchen platform granite - with / without labour Dado granite tiles with /without labour Ceramic dado tiles with /without labour	Rs. 90 /105 Rs. 45 /60 Rs. 30 /40	Per sft Per sft Per sft
5	Kitchen Platform Addition to kitchen platform including granite and dado with RCC. No refund shall be made for kitchen platform that is not installed. However granite will be provided for modular kitchens.	Rs. 1000/-	Per rft
6	Rounding /polishing of granite platform shall be as per actuals	NA	NA
7.	Flooring - Refunds /Extra charge Vitrified tiles with /without labour Ceramic tiles with /without labour Marble with /without labour Differential charges for upgrade / downgrade may be charged as per above rates.	Rs. 40 /50 Rs. 22 /30 Rs. 60 /70	Per sft calculated as per areas given in circular 568(a)
8	Electrical Points - Refunds No refund shall be made for point or switch boards not installed. No refund shall be made for wires. Refund shall be given for substitution of switches and switch boards as per	NA	NA

9/11
26/12/2012

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	actuals.		
9	Electrical Points - Extra charges Charges for providing extra switch board, wall or ceiling point, sockets 5A, and switches 5A - for each item 15 A point with wiring, switchboard & socket	Rs. 300/- Rs. 2000/-	Per item Per point
10	Hardware Refund /Extra charge for tubular locks / main door lock. No refund or extra charge for hinges, screws, door stoppers etc. For other hardware like French window handles, stoppers, etc. extra charge / refund as per actuals.	Rs. 350 /1300 NA NA	Per lock NA NA
11.	CP Fitting, sink, bath tub and sanitary ware. Refund /extra charge shall be as per actuals.	NA	NA
12	Lofts - No refunds. Extra charge for additional lofts provided	Rs. 125/-	Per sft
13	Doors - Extra charge /refund for panel doors /flush doors	Rs. 95 /60	Per sft
14	Civil work - refunds nil. Extra charge should be as per estimated cost which is approved by MD	NA	NA
15	Exhaust fan hole in wall /beam for kitchen or bathroom - 4' to 12'	Rs. 600 /1200	Nos.
16	Provision of AC frame in wall without power point	Rs. 1000/-	Nos
17.	Additional coats of polishing or tin oxide polishing - extra charges as per actuals	NA	NA
18	Additional door frames or upgrade from Sal wood to teak wood - refund /extra charges : Sal wood main doors Sal wood other doors Teak wood main doors Teak wood other doors	Rs. 2500/- Rs. 1350/- Rs. 4400/- Rs. 2300/-	NA
19	GI and PVC lines - no refunds. Extra Charge as per actuals. Water supply and drainage line for washing machine /basin	NA Rs. 1000/-	NA Nos

Notes

1. Estimates for additions and alteration charges must be approved by MD.
2. These rates shall be applicable from immediate effect wherever estimates are not yet been prepared.
3. These rates shall be applies to all projects.
4. For item not mentioned above estimate to be prepared and approved by MD for refund or extra charge.

Handwritten signature
26/11/2015

Handwritten signature

Handwritten signature